



Application to Obtain Historic Light Station Property

Title Page

Applicant agency and representative:

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Name of prospective transferee:

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Name of property and GSA control No. of property:

West Point Light Station, GSA control #9-U-WA-1205

Address of Property, Street, City, County, State, Zip:

1500 Utah Street, Seattle, King County, WA, 98199

APPLICATION BY THE CITY OF SEATTLE FOR THE ACQUISITION OF THE
WEST POINT LIGHT STATION, GSA CONTROL #9-U-WA-1205

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Executive Summary

The City of Seattle, through its Department of Parks and Recreation, and the not-for-profit architectural preservation agency, Historic Seattle, submit this application to acquire the West Point Light Station and surrounding property. We propose that the Seattle Department of Parks and Recreation take over the light station and the two houses and garage. The proposed use by Seattle Department of Parks and Recreation is to incorporate the lighthouse site and buildings into Discovery Park. We propose to run educational programs on site and keep the buildings open to the public when park staff is present. We also propose to conduct tours of the light station and use the other buildings for classroom space, nature and historical exhibits and storage.

This proposal is submitted in partnership with Historic Seattle. Founded in 1974, Historic Seattle is a nonprofit membership organization dedicated to the preservation of Seattle and King County's architectural legacy. As both a public development authority and charitable foundation, Historic Seattle is a major advocate for, and participant in, the thoughtful and meaningful preservation and rehabilitation of historic buildings, landscapes, and architectural artifacts. In addition, it develops and delivers educational programs designed to raise awareness of our vibrant architectural heritage. Because of the architectural significance of the lighthouse building, Historic Seattle is an appropriate and natural partner with the City of Seattle in this application.

Selecting the City of Seattle as the future steward of the West Point Light Station property will:

- Provide public access to the West Point Light Station property. The light station site is surrounded by 543+ acres of Discovery Park, and the acquisition of the property will complete the acquisition of land at the former Ft. Lawton peninsula, which has been dedicated to providing a uniquely natural park in the midst of a large city.
- Expand the environmental education and stewardship programs currently available at Discovery Park to a broader audience and a larger, more environmentally diverse, area. Utilize existing staff of naturalists, maintenance and management staff and a supportive volunteer program, to provide a broad array of educational and recreational programs to the public in a cost-effective and efficient manner.
- Provide a long-term maintenance program plan for the historic buildings at the site. An assured funding stream to support the maintenance plan has been identified.
- Ensure that the architectural and structural integrity of the Lighthouse and other buildings will be maintained in a sensitive manner and the highest standards due to the involvement and assistance of Historic Seattle's staff.
- Promote supportive partnerships with other organizations to develop programs for a variety of users as well as protect the fragile seashore location. The Seattle Department of Parks and Recreation has already documented interest in partnerships with the King County Wastewater Treatment Division, People for Puget Sound, the University of Washington's Burke Museum, the Magnolia Historical Society, the Washington Native Plant Society and the Seattle Aquarium in support of developing and supporting programs at the West Point Lighthouse property.

In summary, the acceptance of the Seattle Department of Parks and Recreation's proposal will ensure public access, enjoyment and preservation of this uniquely beautiful, environmentally sensitive and historically significant property in perpetuity.



Property Description and Planning Documents

A. Property Description/Baseline Data

West Point is a dramatic site on Seattle's westernmost tip of land extending into Puget Sound. There are beautiful views up and down the Sound and across the water to the Olympic Mountains. The western bluffs in Discovery Park extend from the height of 250 feet and slope gradually to the West Point sand spit. The lighthouse property is 2.04 acres. The West Point sand spit is also occupied by the King County Wastewater Treatment Plant. The south shore side of the lighthouse site is retained with a rock rip rap wall and is surrounded by a chain link fence. An extensive sand and gravel beach area surrounds West Point.

Visitors gain access to West Point through Discovery Park, which includes vistas, tidal beaches, trails, native forest areas and meadowlands. Discovery Park provides an open space to the citizens of Seattle where they can enjoy the quiet and solitude of nature. Activity centers in the park include the Discovery Park Environmental Learning Center, Daybreak Star Indian Cultural Center and a southeast play area. Discovery Park, formerly Fort Lawton, is a commanding site on Magnolia Bluff to be preserved for all time as a public park.



Access throughout the park is pedestrian oriented with vehicles limited to parking areas. The West Point Light Station is located at the western tip of the park, and even though accessible by vehicles, it is the most isolated and lonely part of the shoreline. The light station will be a special destination for the public, as it has a unique character and exceptional territorial views that will complement and expand the use Discovery Park as a recreational and environmental education center.

The West Point Light Station is the oldest lighthouse in the Seattle area. Established in 1881, the tower is 27 feet high and houses a Fourth Order Fresnel lens and light that is visible up to 19 miles. The station was automated in 1985. The light is at the turning point to Shilshole Bay and welcomes ocean commerce into the port of Seattle. The station is one of six Coast Guard lights in the Puget Sound-Straits of Juan de Fuca area.

The buildings contribute to the character of this historic site and working light station. The West Point Light Station property is listed on the National Register of Historic Places (1977).

View from lighthouse looking east



View of Lighthouse looking west



See Appendix B for Map and site plan.

See Appendix C for exterior and interior photographs.

See Appendix D for a copy of the National Historic Registry of Places nomination form.

B. Preservation and Maintenance Plan

An assessment of the buildings at West Point was conducted in April 2003. A previous Coast Guard evaluation of the buildings was also carefully reviewed. The assessment included photographs and descriptions of each building and details of architectural features. The assessment also included an identification of needed repairs, urgency rating and preliminary cost estimates.

The buildings remaining in 2003 and included in the assessment are:

Light station	1881
Fog Signal Building	1906
Quarters 1	1881
Quarters 2	1881
Oil House/Paint Storage Building	n/a
Garage	n/a

Lighthouse/Fog Signal Building

The lighthouse is a combined fog signal building with an attached light tower. The light tower holds a Fourth Order Fresnel lens and the mechanical room holds a compressor and generator used to compress air used in the fog signal. The construction materials are masonry red brick with the exterior covered with parging.



Interior of lighthouse mechanical room



The entry doors on the north side of the service room do not appear to be original. Above the doors is the original transom of two lights. The windows are double hung, wood sash and frame units. The characteristic Coast Guard standard wood shingle roof is painted red. The doors transom and frame are painted wood.



The exterior of the lighthouse is coated with a heavy paint over parging which is placed over the masonry red brick. The parging has maintained its integrity with some minor stained areas. The window and door openings have an arched lenti at the head and a lug sill at the sill. The existing windows appear to be original. The vents in the concrete walls have been covered with solid material. This covering eliminates the free ventilation of the building and has contributed to deterioration of the masonry and wood.

Detail of covered vent in concrete wall foundation



The light tower is an octagon surrounded by a square gallery deck of reinforced concrete. Attached to the gallery deck is a steel pipe railing at the perimeter of the deck. The lantern housing is a metal structure composed of a metal bulkhead, a glazed section and an octagonal metal roof. The lantern roof is formed by a series of metal panels. There is a cap at the apex of the roof on which a spherical ventilation ball is placed. At the top of the ventilation ball is a spike lighting rod.



Detail of rust on gallery deck railing



Oil House

The existing siding is a corrugated fiberglass or asbestos material. The roof is corrugated metal with a ridge cap. A metal trim or water table caps the concrete slab at the base of the building. Even though many elements have been replaced, the building shape and character appears consistent with the original design of corrugated metal siding and red roof.



Keeper's Quarters A & B

The Keeper's Quarters A & B were constructed in 1881 and are one and one half story wood framed Cape Cod buildings set on a brick walled basement foundation. The buildings have gable roofs covered with wood shingles painted the traditional Coast Guard red. The exterior is wood-siding with trimmed corners.

The original windows have been replaced with vinyl windows. The earlier windows were most likely wooden double-hung units. Other exterior features include open front porches with shed roofs supported by two square columns.

Keeper's Quarters A & B





Detail of peeling paint on exterior surface of Keeper's Quarters



Detail of wood shingles at foundation of Keeper's Quarters



Garage

The garage building is a rectangular form with three bays and adjacent office. The three bays have large overhead doors on the east side. The garage is of concrete masonry construction and is painted. The roof is asphalt shingles. The asphalt pavement at the garage entry and driveway is deteriorated and in need of replacement.



Site features include concrete walkways, fences, planters and seawalls.

Assessment of Repairs and Restoration

The West Point Lighthouse property was recently inspected and evaluated by the Coast Guard and the findings are referenced in this assessment. These evaluations, combined with the observations and recommendations resulting from a site visit by staff from the Seattle Department of Parks and Recreation, form the basis for an effective repair and maintenance plan that identifies specific tasks at the lighthouse, the two housing quarters and garage.

The West Point Lighthouse, Oil House and Keeper's Quarters are a collection of intact buildings located on their original site. Since construction in 1881, the lighthouse and to a lesser degree the Keeper's Quarters all retain a high degree of architectural and structural integrity

The repair and restoration of all the buildings is feasible although all have experienced some deterioration. The surviving architectural features contribute to the sense of a working light station.

The cost estimates for repairs are preliminary figures based on site measurements without the benefit of drawings to calculate the actual size. Although no prioritization of the buildings has been done, the lighthouse can easily be identified as the primary historic resource.

Lighthouse/Fog Signal Building

Addressing moisture problems and improving ventilation are a priority. At least half of the wood frame windows need repair or replacement due to wood-rot and moisture damage and should be addressed to prevent further damage. A number of windows also require re-caulking and some replacement of windows in kind and character with the original design of the lighthouse is needed. The thick layer of paint over the wood at sills can easily be peeled away revealing wood-rot. The windows are currently painted closed and will need all paint removed to become operable. According to the recent Coast Guard inspection, the heater needs to be turned off until adequate ventilation is provided. Warm moist air accumulates in the building and there are signs of brick deterioration behind the interior painted masonry.

There are some rust stains on the parging under the iron braces of the gallery deck. This could indicate water is penetrating from the deck or from the sides of the braces. The gallery deck should be resealed and painted and drains should be in working order. The copper roof over the light tower appears to be in good condition. The first layer of wood shingles on the north side has some fungus on the leading edge and should be prevented from going further into the next layer of shingles. The parging over brick masonry is in good condition but should be monitored for any signs of deterioration.

The exterior and interior paint surface will be evaluated for the best approach to improve ventilation. The red brick masonry has been exposed in the interior eastern part of the building. Removing the paint from the interior brick surface may improve ventilation and eliminate trapping moisture in the masonry.

Needed work and cost estimates are detailed as follows:

Address moisture problems and improve ventilation:

- Repair and re-caulk 10 windows and make operable and install vent in at least 50% of the windows \$ 9,000.00
- Remove board covering exterior north under floor crawl space \$ 100.00
- Add south side vent and reinstall floor vents, install screen/louvered vents \$ 400.00
- Redirect downspouts to ensure outfall flows away from the building \$ 300.00

Rust remediation:

- Remedy gallery railing rust \$ 3,000.00
- Oil house has some rusting \$ 300.00

Other:

- Remove exterior paint from wood trim and repaint \$ 400.00
- Seal exterior foundation wall \$ 1,000.00
- Repaint interior as needed and exterior trim n/a
- Reseal and paint gallery decking \$ 1,500.00
- Repair/Replace damaged interior brick and mortar \$ 1,500.00
- Evaluate crawlspace/foundation brick for damage Repair/replace as needed. \$ 1,000.00

Sub-total	\$18,500.00
Unknown Conditions@ 10%	\$ 1,850.00
Mobilization@10%	\$ 2,035.00
Contractor's Overhead/profit@20%	\$ 4,477.00
Bond & Insurance@5%	\$ 1,343.10
Construction Contract Amount	\$28,205.10

(Percentages are based on cumulative totals)

Preventive Maintenance:

- Check ball vent periodically to be sure it is clear.
- Leave lantern deck hatch open to assist air venting.

Oil House

- The oil house will require routine painting and sheet metal repair.
- Prepare and paint exterior.
- Oil house exterior has some rusting.

Quarters A & B

Both Quarters A and B are in need of general repair to deteriorated finishes and features. Both buildings are in need of exterior painting and repair/replacement of the roofs. Interior repairs to both buildings will be generally related to the program use of the buildings by the Seattle Department of Parks and Recreation. Interior spaces will be remodeled to accommodate small groups and interpretive programming. One of the bathrooms in each building will be renovated for the Americans with Disabilities Act (ADA) access. The exterior paint on both houses is peeling and will need to be removed before applying a new coat of paint. The wood shingle roofs of both buildings have areas where the shingles are lifting or loose. The roofs should be replaced in five years. The interior items listed are based on the recent Coast Guard assessment and are consistent with the planned use of the buildings for classrooms and interpretive programs.

Quarters A:Exterior

• Repair or replace roof in five years (not immediate)	n/a
• Make first floor ADA accessible	\$ 3,500.00
• Repair grounds and driveway and walkway around the house	\$ 2,000.00
• Strip and paint exterior wood siding	\$ 7,500.00
• Replace screen door at side entrance and back entrance	\$ 800.00
• Replace pipe fastener on north side	\$ 100.00
• Replace all exterior vinyl windows	<u>\$ 7,200.00</u>
Subtotal	\$21,100.00
Unknown Conditions@ 10%	\$ 2,110.00
Mobilization@10%	\$ 2,321.00
Contractor's Overhead/profit@20%	\$ 5,106.20
Bond & Insurance@5%	<u>\$ 1,531.86</u>
Construction Contract Amount	\$32,169.06

Quarters A:Interior

• Replace side entrance door	\$ 600.00
• Replace VCT flooring in side entrance vestibule	\$ 1,500.00
• Repair vestibule windowsill and paint entire vestibule	\$ 500.00
• Repair all chipped paint and scratches and touch up wall finish	\$ 500.00
• Replace kitchen cabinets and replace doors	\$ 3,000.00
• Repair backside of china hutch	\$ 500.00
• Repair hole in wall located in living room	\$ 100.00
• Install bottom track for sliding shower door in first floor bath (Not applicable - this area is slated to be remodeled into a Commercial ADA accessible restroom)	\$ 7,500.00
• Replace cabinets in ground floor bathroom (Not applicable this area is slated to be turned into a Commercial ADA accessible restroom)	n/a
• Repair carpet at the top of stairs	\$ 500.00
• Repair hole in the hallway of second floor	\$ 100.00
• Replace broken glass in bedroom #3 (Not applicable - all windows are slated to be replaced)	
Subtotal	<u>\$ 14,800.00</u>

	Subtotal from previous page	\$ 14,800.00
• Replace closet door in bedroom #3		\$ 150.00
<u>HVAC Systems</u>		
• Replace oil furnace with a new furnace		\$ 4,500.00
• Secure tank for seismic resistance		\$ 500.00
<u>Plumbing</u>		
• Seismically restrain the water heater and replace		\$ 1,500.00
• Replace the domestic water system with copper pipes		\$ 10,000.00
<u>Electrical</u>		
• Replace all conduit, electrical boxes and connectors on S. porch exterior switch		\$ 250.00
• Replace bulb and lens cover		\$ 50.00
<u>Interior</u>		
• Remount west exterior light fixture		\$ 50.00
• Repair upstairs storage area upper light		\$ 100.00
• Remount light fixture in bedroom 3		\$ 100.00
• Repair garbage disposal		\$ 300.00
• Install additional lighting fixtures in basement		\$ 1,000.00
• Replace smoke detectors		\$ 500.00
	Subtotal	\$ 33,800.00
	Unknown Conditions@ 10%	\$ 3,380.00
	Mobilization@10%	\$ 3,718.00
	Contractor's Overhead/profit@20%	\$ 8,179.60
	Bond & Insurance@5%	\$ 2,453.88
	Construction Contract Amount	\$ 51,531.48

Quarters B:

Exterior

• Repair grounds and driveway	\$ 2,000.00
• Strip and paint exterior wood siding	\$ 7,500.00
• Replace wood shingles (within five years) not immediate	
• Replace all exterior vinyl windows	\$ 7,200.00
• Repair/replace wood foundation shingles on west side	\$ 500.00
• Repair damaged planks and paint access ramp	\$ 1,000.00
• Replace front screen door	<u>\$ 100.00</u>
	Subtotal
	\$18,300.00
	Unknown Conditions@ 10%
	\$ 1,830.00
	Mobilization@10%
	\$ 2,013.00
	Contractor's Overhead/profit@20%
	\$ 4,428.60
	Bond & Insurance@5%
	<u>\$ 1,328.58</u>
	Construction Contract Amount
	\$27,900.18

Quarter B:

Interior

- Replace side entrance door \$ 600.00
- Re-caulk shower in first floor bathroom
(Not applicable - this area is slated to be remodeled into a Commercial ADA accessible restroom) \$ 7,500.00
- Repair seal at window in bedroom #2
(Not applicable - all vinyl windows are slated to be replaced)
- Replace oil furnace \$ 4,500.00
- Secure tank for seismic resistance \$ 500.00

Plumbing

- Seismically restrain the water heater \$ 500.00
- Replace the domestic water system with copper pipes \$ 10,000.00

Electrical

- Remount light fixture in bedroom 1 \$ 50.00
- Remount light fixture upstairs storage \$ 50.00
- Replace light fixture \$ 50.00
- Mount switch enclosure and conduit \$ 50.00
- Replace bulb and check wiring connections \$ 50.00
- Repair downstairs restroom exhaust fan \$ 300.00
- Install additional lighting fixtures \$ 1,000.00

Subtotal	\$ 25,150.00
Unknown Conditions@ 10%	\$ 2,515.00
Mobilization@10%	\$ 2,766.50
Contractor's Overhead/profit@20%	\$ 6,086.30
Bond & Insurance@5%	\$ 1,825.89
Construction Contract Amount	\$ 38,343.69

4. Garage

Repairs to the garage include exterior painting and replacement of garage doors and asphalt roof within five years. Some of the shingles are curling and could be further damaged by high winds.

Exterior

- Provide shoe and splash pad at downspouts \$ 200.00
 - Replace the rusted conduit on west side \$ 250.00
 - Replace missing retaining strips at windows \$ 300.00
 - Replace both doors to office \$ 1,600.00
 - Repair driveway (within one year) \$ 6,000.00
- | | |
|----------|-------------|
| Subtotal | \$ 8,350.00 |
|----------|-------------|

Subtotal from previous page	\$ 8,350.00
Unknown Conditions@ 10%	\$ 835.00
Mobilization@10%	\$ 918.50
Contractor's Overhead/profit@20%	\$ 2,020.70
Bond & Insurance@5%	\$ 606.21
Construction Contract Amount	\$12,730.41

Interior
Electrical

• Repair garage door openers	\$ 1,000.00
• Replace structural supports	\$ 1,500.00
• Replace lens covers at north and middle	\$ 250.00
• Bay fluorescent light fixtures	n/a
Subtotal	<u>\$ 2,750.00</u>
Unknown Conditions@ 10%	\$ 275.00
Mobilization@10%	\$ 302.50
Contractor's Overhead/profit@20%	\$ 665.50
Bond & Insurance@5%	<u>\$ 199.65</u>
Construction Contract Amount	\$ 4,192.65

Improvement totals to bring the site up to support programs and activities proposed on the application.

Lighthouse/Fog Signal Building

Construction Contract Amount **\$ 28,205.10**

Quarters A:

Interior Construction Contract Amount **\$ 32,169.06**

Exterior Construction Contract Amount **\$ 51,531.48**

Quarters B:

Exterior Construction Contract Amount **\$ 27,900.18**

Interior Construction Contract Amount **\$ 38,343.69**

Garage

Exterior Construction Contract Amount **\$ 12,730.41**

Interior Construction Contract Amount **\$ 4,192.65**

Total Amount \$ 195,072.57

In addition, modifications are needed to support adaptive re-use of this structure to accommodate the interpretive program and other uses. These interior modifications will include removal of wood from partition walls, cleaning and sealing the concrete floor, and interior finish upgrade of the office and toilet spaces. The toilet will be remodeled to meet ADA access requirements. Further design work will be necessary to establish the complete program of repair and remodeling of this space. These figures are preliminary allowance estimate for work.

Condition Summary

The buildings at West Point Light Station are a remarkable collection of intact buildings, each located at their original site with a high degree of architectural and structural integrity. Since constructed more than 80 years ago, the buildings and site have been unchanged in structure and building style. The lighthouse has been maintained and retains its historic integrity.

The lighthouse is the primary historic resource on the site and is a priority for any repairs. The repair needs of the remaining buildings will be prioritized based on program development objectives and historic preservation goals.

The condition assessment is a review of the seven buildings at West Point examining the issues of deterioration, structural and historic integrity. All of the buildings have experienced deterioration, primarily attributed to weather exposure. The levels of deterioration are not severe enough to cause structural failure. Addressing any deterioration will help ensure preservation of the buildings and reduce any future restoration costs.

The most critical maintenance need at present is the moisture problems and lack of ventilation in the lighthouse. The moisture buildup in the masonry could potentially lead to structural failure and further deterioration of the building. The wood windows show signs of wood rot and arresting the deterioration soon will ensure the possibility of restoration.

Roofing:

All the buildings have roofs that are functioning properly but will require repair sometime in the near future to maintain a weather tight enclosure. The Department's maintenance plan for the buildings at the site schedules all roofs to be replaced within five years. In the meantime, emergent roof repairs will be considered by the Department as "required maintenance" and will be completed immediately.

Exterior Siding:

The exterior of Quarters A & B, and the garage are in need of repainting. Removal of peeling paint and repairs to damaged siding and trim will be accomplished before painting.

Mechanical Systems:

Maintenance of heating systems is necessary to prevent deterioration of all buildings. An upgraded heating system is essential to the preservation of the buildings. New forced air furnaces would provide adequate heat to the interior spaces and could utilize the existing system of ducts and registers.

Doors and Windows:

The windows of the lighthouse have been painted closed. The windows need to be scraped of the thick layer of paint to be operable. Any repairs to improve ventilation will require a faithful restoration with doors and windows that match the original in design and function. If any windows are replaced, they will be constructed to closely match the original windows in materials, style and function. Original drawings and historic photographs will serve as a guide for the replication of any needed replacements.

Electrical Systems:

The electrical services and systems will be examined for all buildings at West Point and the electrical system adequacy will be determined by the use that is programmed for each of the buildings. Proper service for the lighthouse and oil house electrical systems can be determined now as no major change in use is anticipated.

Insulation:

The Quarters may require the installation of insulation to meet the current building codes for insulation. The exterior walls and attics are sufficient in depth to meet current codes.

Cyclical Maintenance Plan:**Five Year Cycle**

- Repair, prime and paint all exterior wood such as trim, fascia, gutters and soffits.
- Inspect and repair cracks in exterior masonry, foundations and chimneys.
- Repair or replace roof and gutters as needed to prevent any damage to interior of building and equipment.
- Replace broken or damaged windows and doors immediately upon identification of vandalism or damage. Re-caulk lantern windows as necessary.
- Repair or replace corroded handrails, stairs, ventilators or structural brackets.

Routine Maintenance

- As required, clean all windows and glass.
- As required, polish all brass below main light.
- As required, replace light bulbs for interior lighting
- As required, repaint steps and landings in tower to maintain appearance and protect metal.
- As required, cut grass, edge walkways and maintain shrubbery.
- Pick up trash and debris daily.
- Remove any corrosion from variety of metals used in lantern construction.

Lighthouse Maintenance:

- Remove all paint from interior masonry surfaces and leave bare. This will reduce future maintenance and allow observation of the masonry surfaces to detect any degradation of the masonry structure.
- Polish the brass and glass on the Fourth Order Fresnel lens as outlined in the Department of Interior's Preservation Handbook.
- Maintain all color schemes and ensure new paints are compatible with all existing paint.

Preservation and Maintenance Planning Experience

Seattle Parks and Recreation manages more than 6,000 acres and 400 buildings, including various historic resources. At Discovery Park, adjacent to the West Point Lighthouse, the Seattle Department of Parks and Recreation manages the Fort Lawton Historic District. This district, which consists of the parade ground and surrounding structures dating from the 1898-1908 establishment of the fort (which is now Discovery Park), is on the National Register of Historic Places and is a Seattle Landmarks District. In the period from 1988-90, extensive work was undertaken in the district to remove non-historic structures, provide structural stabilization and exterior renovation of seven historic structures, provide for various site restoration, and erect an interpretive sign. Other historic interpretation efforts undertaken at that time included assembly of an oral history of early life at the fort, preparation of an interpretive slide show and preparation of a self-guided walking tour of the district.

Elsewhere in the City's park system there are other facilities listed to the National Register and designated as Seattle Landmarks. The Chief Seattle statue at Tilikum Place in downtown Seattle is both listed to the National Register and is a Seattle Landmark and the surrounding site is undergoing renovation this year to better celebrate this feature. The iron pergola at Pioneer Square in downtown Seattle is also listed to the National Register and was extensively restored after a truck hit the structure, causing it to collapse, in January 2001. Volunteer Park, listed to the National Register and subject of a pending nomination as a Seattle Landmark, is the centerpiece of the plan for the Seattle park system originally designed by the Olmsted Brothers firm in the early years of the 20th century. Recent investments at Volunteer Park have included rebuilding of the park roadway and storm drainage systems, extensive renovation to the historic Conservatory (already designated as a Seattle Landmark), and landscape renovation and park furniture replacement to recall the site's past.

The Department is continually planning major maintenance projects that are necessary to protect the parks system's capital assets. Each biennium prior to the preparation of the capital improvement program, we assess the physical condition of assets, conduct preliminary engineering studies, and prioritize needed work.

Historic Seattle's involvement with the Seattle Department of Parks and Recreation in this proposal will ensure that the architectural and structural integrity of the buildings at the site will be maintained and preserved for the enjoyment of future generations. Historic Seattle has been actively preserving and rehabilitating architecturally significant buildings in the City since it was established thirty (30) years ago. The resources and single-minded organizational focus of Historic Seattle adds a welcomed and significant dimension to the Department's efforts to acquire and preserve this valuable, historic, property for future generations.

C. Use Plan

Educational Uses

1. Both houses and the garage will be used as an education annex of the Discovery Park Environmental Learning Center. The following are the ways this annex will be used.
 - Interpretive walks focusing on the inter-tidal community, geology, shorebirds, and marine mammals of the Puget Sound will be staged from here. This includes school group programs, scout troop programs, nature day camps and overnights. The houses and/or the garage area will be used as classrooms.
 - Interpretive exhibits of the natural and cultural history of the Puget Sound and the light station property will be set up in the houses and/or the garage. An interpretive panel on the wastewater treatment process will also be incorporated into the exhibit space. These exhibits will be open to the public viewing.
 - Interpretive beach tours for the casual visitor will be staged from the annex buildings.
 - Stewardship events like community beach cleanups will be staged from one of the houses and/or the garage. Volunteers doing seal pup patrol will use one of the buildings as shelter, if needed, in inclement weather.
2. The lighthouse will be used for interpretive tours focusing on aids to navigation and the history of light stations.
3. With approval from the Washington State Historical Society and in partnership with the Washington State Native Plant Society the grounds will be planted with native, drought-tolerant plants that attract a variety of wildlife. This garden will be used to educate the public about the importance of gardening with native and drought-tolerant plants. In addition, the grounds will attract birds and wildlife native to the area, which will entertain and educate the public visiting the site. Tours of the gardens will be given and community volunteers will help plant the garden.
4. A trail with interpretive signs telling the story of the piece of land from pre-lighthouse times to the present will be incorporated into the grounds.
5. Living history programs telling the story of the United States Coast Guard, lighthouse keepers, and lighthouses and light stations in American Maritime History will be incorporated into many of our educational programs.
6. Programs targeting underserved communities will be developed in conjunction with the acquisition of the light station. The Department of Parks and Recreation is in its second year of partnership with the Seattle School District's Interagency Academy. The Academy was established to address the needs of at-risk youth of color and bring environmental components into their educational experience. Interdepartmental outreach programs with existing teen programs will also be developed.

Park Uses

The Seattle Department of Parks and Recreation has always intended to acquire the West Point Lighthouse property should it become available. This is documented by the following language in the Discovery Park 1972 Master Plan. *“The ultimate objective (of the citizens of Seattle) should be the acquisition of all lands which presently comprise the site of Fort Lawton.”* (From *Fort Lawton Park Plan* prepared by Dan Kiley and Partners, copyright 1972. Published by the City of Seattle, Seattle, Washington.) If successful in our endeavors, the lighthouse station property and its buildings will be integrated into the existing Discovery Park. Discovery Park provides an oasis of open space and tranquility in the middle of a big city, a sanctuary for wildlife, and an outdoor classroom for people to learn about the natural world. Maintained in its semi-natural condition, the park continues to offer a biologically rich and diverse natural area for urban dwellers and an unmatched opportunity for environmental education.

Cultural Uses

1. Interpretive lighthouse tours will include information on the role and importance of lighthouses in American history.
2. Historic photographs and artifacts will be obtained and housed out by the lighthouse. Docents will have the building open on the weekend for people to tour and ask questions.
3. Interpretive tours of the entire peninsula will be given that will describe the history of the area including the fort years and the lighthouse.
4. Exhibits will be displayed in the houses or the garage that deal with the historical uses of the property.
5. An interpretive trail on the grounds of the lighthouse is planned that will tell the story of this piece of property from pre-lighthouse years to the present.
6. Living history programs telling the story of the United States Coast Guard, lighthouse keepers, and lighthouses and light stations in American Maritime History will be incorporated into many of our educational programs.
7. Overnight programs will be implemented and have a cultural component such as a living history program or storytelling.

Recreational Uses

1. The public will use this area for bird watching.
2. The public will use the grounds for other wildlife viewing.
3. The public will have the opportunity to walk the grounds and beach areas for recreation and exercise.

4. The public will enjoy photographing the grounds, the buildings and vista views.
5. Overnight programs will have a recreational component such as campfires, storytelling, or singing songs.
6. The lighthouse will be open to people who travel around looking at lighthouses as a recreational activity. We will have lighthouse information, postcards, maps, and a passport stamp in one of the buildings.

Suitability of the property for the proposed uses and the compatibility of the proposed revenue producing activities with the historical and/or architectural character of the property.

The proximity of this property to the Puget Sound and the fact that this property is within an existing park with established and on-going nature interpretation and history programs make the West Point site a very valuable asset that will expand and enhance the Seattle Department of Parks and Recreation's nature interpretation programs. In the spring and the summer when the tides are low, Discovery Park staff leads many hikes on the beach, emphasizing the inter-tidal community. Year-round, Discovery Park conducts geology programs and bird programs that focus on the marine environment. The day camps, mentioned above, also include a beach day that focuses on the Puget Sound. Currently, Discovery Park provides these programs and transports the public, via van shuttle, to and from the Environmental Learning Center down to the beach. With the acquisition of the houses and the grounds, this property will become an education annex of Discovery Park's Environmental Learning Center.

In addition, the buildings are suitable for housing interpretive exhibits, setting up a classroom space and providing groups with shelter in case of inclement weather. Discovery Park leads a number of stewardship activities such as educating people about not approaching wildlife such as seal pups and hosting beach cleanups. These activities would be much more inviting if there was an indoor space to warm up in.

The lighthouse property is adjacent to the wastewater treatment plant for King County. King County has expressed interest in partnering with the Seattle Department of Parks and Recreation on an exhibit on the King County wastewater treatment process.

Traditionally, the Seattle Department of Parks and Recreation has hosted overnight programs at unique sites within the system as fundraisers. Examples are overnights at the Woodland Park Zoo and the Seattle Aquarium. The West Point Light Station houses would become part of this tradition. Having buildings already existing at an area so rich in cultural and natural history makes them perfect for this revenue-producing activity. Overnight programs would highlight the history of the site, take advantage of the proximity to the inter-tidal community during nighttime low tides, and make use of the existing fire ring for meal preparation, storytelling, and singing.

Acquisition of the West Point Light Station would allow the Seattle Department of Parks and Recreation and Discovery Park to expand program options by offering the people of the region access to an historic light station. Discovery Park will take advantage of this opportunity by providing living history programs and historic exhibits to the people of this area. The fact that a

person can see two of the six other lighthouses in the area with the aid of binoculars, adds to the educational opportunities at this site for teaching about the role of lighthouses in the Puget Sound area.

The fact that this lighthouse is located in an urban area provides the Seattle Department of Parks and Recreation a unique opportunity to introduce the history of lighthouses and other related topics to an urban audience. The Department will offer educational maritime, marine biology and Puget Sound environmental stewardship programs to people of all ages and, in particular, to underserved communities, including economically disadvantaged persons, and ethnic and racial minorities. Urban areas, like Seattle, include a wide variety of population groups who may not have had the opportunity to take advantage of this rich heritage. Taking advantage of the available United States Coast Guard lighthouse curriculum for K-4 students, Discovery Park staff will develop a school program for city youth pertaining to lighthouses. The staff will combine this program with a marine education program to develop a rich and varied day of maritime education for Seattle's diverse school groups.

The open area surrounding the buildings presents an exciting opportunity to plant native plants found in the marine environments. With this garden area, Discovery Park has the chance to inform the public about the importance of native plants, the importance of landscaping for wildlife, and the practicality of landscaping with drought-tolerant plants.

The West Point Light Station property also allows Discovery Park to expand its efforts to tell the history of this peninsula to the public. Currently, Discovery Park staffs lead historic programs focusing on the Fort Lawton years and the park years. With the addition of the light station property, Discovery Park staff can incorporate the light station years into our programs and give the public a more thorough history of this area.

The acquisition of this property would put Discovery Park in the unique position to partner with local native groups and the Burke Museum at University of Washington. Archeological records indicate that Native Americans have had a history of using this site as a meeting place dating back 4,000 years. Exhibits highlighting that legacy are proposed to tell the story of how Native Americans traditionally used the area. Artifacts and photographs pertaining to West Point will be a part of the displays.

This light station is located on a beautiful site extending out into Puget Sound, that provides exceptional territorial views. The open expanse of Puget Sound, the light station buildings and grounds, and the backdrop of the Olympic Mountains all add to the scenic grandeur of the site. In addition, the public fascination with lighthouses will bring many people to this site. Discovery Park will take advantage of this attraction to educate people about the history of the area, the connection between people and the marine environment, and their role in preserving these historic sites and the marine environment. Because of its location the site is uniquely situated to be an educational center for classes about the natural history of shorebirds, water birds, marine mammals and the inter-tidal community.

Differentiation between public-use activities and revenue-producing activities

Many of the uses and activities Discovery Park has planned for this property are both public uses and revenue-producing uses. Discovery Park charges fees for many of its programs to pay

for the cost of producing the program. All of the money goes to the Discovery Park Advisory Council, a non-profit organization that partners with the Seattle Department of Parks and Recreation. Information regarding the council is included in the management plan portion of this application.

Discovery Park will produce revenue, in part, by selling products related to the lighthouse and the history of the area. This activity seems appropriate because many of the visitors will be there because of their interest in the lighthouse and its history and architecture. Providing this literature for sale is a public service.

Public-use Activities

- Viewing of the light station itself along with artifacts and historic photographs.
- Viewing of the inside of the houses and the garage along with the interpretive exhibits.
- Walking around the grounds of the light station and interpretive native garden.
- Attending programs on the history of the area.
- Asking questions of park staff and experts in certain areas pertaining to lighthouse history or Coast Guard history, or aids to navigation.
- Attending living history programs. (Possible minimal fee to offset cost of producing program.)
- Attending natural history walks and talks.
- Taking photographs of the buildings, the surrounding area, and the grounds.
- Becoming volunteers and helping with various activities, i.e. giving programs, providing information, helping with maintenance, doing beach cleanups, etc.
- Volunteer involvement in community stewardship “work parties” on the grounds or surrounding areas.
- Attending or volunteering for history tours with the Magnolia Historical Society.

Revenue-Producing Activities

- Selling lighthouse paraphernalia, scenery-related products, and natural and cultural history-related products.
- Nature day camp and overnight programs.
- Organized group programs.

Identification of portions of the property to which public access will be denied or restricted.

The public will only be denied access to two areas of the property. They will be denied access to the portion of the lighthouse that actually houses the lens. Access to this area is potentially dangerous and the lens is expensive and fragile. In addition, the public will be restricted from going into the basement area of the houses and any other areas of the property that may be used for storage, i.e., parts of the garage area and the attic space in the houses. Access to all the buildings will be restricted to when there is a Discovery Park staff person present on the property.

Comparison of the planned use of this site with work the Seattle Department of Parks and Recreation and Discovery Park has performed in the past.

Discovery Park staff has extensive and successful experience with and has shown success in all of the programming that is proposed for this site, except for the living history programs and the lighthouse programs, which are new and dependent on the transfer of the property to the City of Seattle. Discovery Park has offered historic walks of the area since 1987, offering over 40 different tours in the past 16 years. Discovery Park has provided marine education since 1972, offering low tide walks in the spring and the summer to organized groups and the general public as well as drop-in interpretive stations on the weekends. Discovery Park's nature day camp has been a successful program since 1975 and earned the reputation as one of the most popular and highly regarded camps in the city. Due to this success, Discovery Park expanded camp offerings for the past four years to include a spring break camp and a mid-winter break camp. This fall, Discovery Park incorporated overnight programs into its offerings as a way of expanding what is offered to the citizens of Seattle and as a way to raise money for day camp programs. These overnights have been very successful. Seattle Department of Parks and Recreation has a successful tradition of offering overnight programs at other unique venues such as Woodland Park Zoo and the Aquarium.

There are two areas where Discovery Park will be breaking new ground. First, in doing living history programs and second, in developing a lighthouse program for school groups. Discovery Park staff has developed more than 10 school programs ranging from pond life to insects and from bird watching to geology. All of the programs have garnered positive feedback from parents, students, and teachers. Due to the historical success of Discovery Park staff in developing and implementing a variety of programs on topics relevant to the site for the general public, we are confident of our ability to provide interesting, educational, and professionally presented programs in these new programming areas.

Another strength of this proposal is the extensive and successful experience that Discovery Park has had in recruiting and utilizing volunteers. Discovery Park, since its inception, has used volunteer naturalists to assist with programming. In 1994, Discovery Park embarked on an ambitious endeavor to develop a full-scale docent program where a majority of the user-fee programs would be facilitated by docents. This has proved to be a huge success. To date, Discovery Park has 40 docents that lead a variety of programs, including history walks. Many of these people would be very interested in working on programs at the light station. In addition, Discovery Park has more than 50 volunteers in the "Adopt-an-Area" habitat restoration program. Discovery Park also has a 10-member team of volunteers that work on miscellaneous

projects like computer work, mailings, library work, and the slide library. Four years ago Discovery Park staff started working with teens as volunteers. Today, our Junior Naturalist program has about 35 applicants for 21 spaces. The recruitment, training, retention, and recognition of volunteers are not new undertakings for Discovery Park, and the West Point Lighthouse will be a valuable asset in future volunteer recruitment and retention activities.

Discovery Park is a regional park that already receives a lot of attention from tour groups and tourists from around the region and the world. Based on this experience, staff will be able to handle the increased attention if the lighthouse becomes a public facility in a professional and attentive manner. Our core business is public service.

Discovery Park staff is also experienced in developing partnerships. In addition to our partnership with Historic Seattle in this application, we have a history of partnerships with King County, the Seattle School District's Interagency Academy, the Woodland Park Zoo, the Seattle Audubon Society, area businesses and other supporting agencies. Interdepartmentally, the Seattle Department of Parks and Recreation has many skilled professionals and a range of resources available to deliver quality interpretive exhibits, panels and programs. The Seattle Aquarium, environmental learning centers, the Senior Adult Program and Langston Hughes Performing Arts Center have expertise that we can tap into for programs at the West Point Lighthouse.

In closing, as the Seattle Department of Parks and Recreation's largest park and designation as an Environmental Learning Center, Discovery Park is in the unique position of having directly assigned and dedicated staff. There is a grounds/maintenance staff of six full time personnel; a professional staff of two full-time Naturalists; two full-time Public Education Program Specialists; one half-time Education Program Assistant; three full-time visitor center staff; and a full-time manager who conducts and coordinates programs, as well as manages the overall operation 51 hours a week. Visitors wishing to gain information about the lighthouse and its offerings will be able to access knowledgeable staff year-round at the environmental learning center, located at the main park entrance. In addition to the hours of operation, our existing docent program will be expanded and additional public contact hours will be added as public demand grows.

Financial Plan

Currently, Discovery Park has a \$1.1 million dollar budget. If the City of Seattle's Department of Parks and Recreation is selected to be the steward of the West Point Light Station, there is a process in place to accept the site from the National Parks Service, and through the established legislative processes, to add the site into our inventory. As previously stated, the Department is continually planning major maintenance projects that are necessary to protect the parks system's capital assets. Each biennium prior to the preparation of the capital improvement program, we assess the physical condition of assets, conduct preliminary engineering studies, and prioritize needed work.

At this time, the Seattle Department of Parks and Recreation is preparing to identify nearly \$5,000,000 in improvements earmarked for Discovery Park that will be made possible by a transfer of this amount from King County. The money is the result of a settlement agreement related to the

expansion of the adjacent West Point Wastewater Treatment Plant. Of that amount, a citizen's advisory committee has already recommended that \$800,000 be made available to the lighthouse.

See Appendix E for King County Settlement Agreement

See Appendix F for most recent financial record.

See Appendix G for report of the West Point Citizen's Advisory Committee for the "Recommendations for Improvements to Discovery Park Under the Terms of the West Point Settlement Agreement"

See Appendix K for City Organizational Chart

Budget Summaries for the five years, describing the restoration and on-going maintenance costs to bring the property up to optimal condition and to maintain it in that condition.

Budget summary for year one:

Pending formal inspection by certified technicians for hazardous materials such as asbestos and lead paint and whether the resulting recommendations, abatement of such materials will have a \$125,000 budget allocated.

Pending the formal inspection by structural engineers to seismically retro-fit the buildings and in the event that retro-fitting will probably be required and a \$20,000 budget will be allocated.

Budget summary for year one:

Hazardous materials abatement	\$125,000.00
Seismic retro-fitting	\$ 20,000.00
Unexpected circumstances endowment fund (Carried over from year to year)	\$ 20,000.00
Annual maintenance and operations expense	\$ 30,000.00
Insurance	\$ 10,000.00
Replacement of garage doors	\$ 5,000.00
Total	\$210,000.00

Budget summary for year two:

Unexpected circumstances endowment fund (Carried over from year to year)	\$ 20,000.00
Annual maintenance and operations expense	\$ 30,000.00
Insurance	\$ 10,000.00
Total	\$ 60,000.00

Budget summary for year three:

Unexpected circumstances endowment fund (Carried over from year to year)	\$ 20,000.00
Annual maintenance and operations expense	\$ 30,000.00
Insurance	\$ 10,000.00
Total	\$ 60,000.00

Budget summary for year four:

Unexpected circumstances endowment fund (Carried over from year to year)	\$ 20,000.00
Annual maintenance and operations expense	\$ 30,000.00
Insurance	<u>\$ 10,000.00</u>
Total	\$ 60,000.00

Budget summary for year five:

Roof Replacement	\$ 75,000.00
Unexpected circumstances endowment fund (Carried over from year to year)	\$ 20,000.00
Annual maintenance and operations expense	\$ 30,000.00
Insurance	<u>\$ 10,000.00</u>
Total	\$135,000.00

Five Year Total	\$525,000.00
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Identification of capital already invested in this and or any other historic site

No City of Seattle capital monies have been invested to date in the West Point Light Station. Should the Seattle Department of Parks and Recreation acquire the site, capital monies would be invested to undertake the program of needed repairs and other work necessary to adaptively reuse the site. At this time, the Seattle Department of Parks and Recreation is preparing to identify nearly \$5,000,000 in improvements to Discovery Park that will be made possible by a transfer of this amount from King County. The money is the result of a settlement agreement related to the expansion of the adjacent King County Wastewater Treatment Plant.

As noted previously, extensive preservation work to the grounds and buildings was undertaken in 1988-90 in the Fort Lawton Historic District in Discovery Park. This work, financed by Seattle voter-approved park bond funds from 1984, the City's Cumulative Reserve Fund, and the State Endangered Landmarks Program, totaled approximately \$1,000,000. The Fort Lawton Historic District is maintained as part of Discovery Park by the Seattle Department of Parks and Recreation's annual operating funds. Included in these budgeted funds is support for ongoing interpretation efforts related to Fort Lawton history.

E. Management Plan**Describe organizational structure**

The City of Seattle has a Mayor and a nine-member City Council, all of whom are elected at large for four-year terms. Offices are non-partisan. City Council terms are overlapping with elections held every odd-numbered year. All department heads are appointed by the Mayor and report directly to the Mayor including the Superintendent of Parks and Recreation. The City's financial management, budget, property, personnel, policies, and operating procedures are governed by the authority granted by and procedure of the Seattle City Charter and the Seattle Municipal Code.

The Seattle Department of Parks and Recreation is divided into eight operating divisions. One of the divisions is the Recreation Support Division under which the Environmental Learning Centers (ELCs) fall. There are a total of four ELCs citywide. Discovery Park ELC is in Discovery Park, which is located next to the West Point Light Station in Seattle's Magnolia neighborhood.

Describe the relationship with supporting agencies, municipalities and other organizations.

There are two major partners that form the foundation of the community-based parks and recreation system in the City of Seattle: the Seattle Department of Parks and Recreation and the Associated Recreation Council and its many community-based advisory councils.

Advisory councils are a vital part of the Seattle Department of Parks and Recreation program delivery system. The Seattle Department of Parks and Recreation relies on hundreds of volunteer advisory council members for advice, assistance, and representation of the many Seattle communities.

In 1976, Seattle City ordinance 105655 was passed authorizing the Superintendent of Parks and Recreation to recognize advisory councils. This ordinance allowed the Seattle Department of Parks and Recreation to directly support Advisory Councils' work by opening space at Seattle Department of Parks and Recreation facilities and making Seattle Department of Parks and Recreation services and supplies available to advisory council programs.

The Associated Recreation Council (ARC) was formed in 1976 as a 501(3) non-profit organization, as a recommendation from the Washington State Auditor. ARC provides a standardized accounting system for handling the advisory councils' funds that meets both City and State legal requirements. ARC is comprised of a volunteer board made up of advisory council representatives, at-large members and office staff that handle financial transactions and record keeping for its members' advisory councils. ARC annually handles millions of dollars for advisory councils. These funds increase the Seattle Department of Parks and Recreation's ability to provide programming to Seattle citizens beyond the funding level received from the City's annual budget.

Discovery Park has an advisory council, the Discovery Park Advisory Council (DPAC), which consists of up to 15 diverse and active members from the adjacent community and from the city and region. Like other advisory councils, DPAC has fiduciary, fund-raising, event, and programming oversight responsibilities. If successful in our endeavors to procure the West Point Light Station, DPAC will play an integral role in revenue-generating activities, grant writing and overall programming of the site.

This application is being submitted in conjunction with People for Puget Sound. People for Puget Sound is a 501 (c) (3) organization whose mission is to protect and restore the land waters, and common future of Puget Sound and the Straits.

People For Puget Sound is a well-respected community organization founded in 1991 to protect and restore the health of the Puget Sound ecosystem. Headquartered in Seattle, People For Puget Sound educates and involves people of all ages through a wide variety of programs, from guided low-tide beach walks to hands-on habitat restoration projects. As a partner in this effort, People For Puget Sound will provide educational and interpretive programming at the site to increase public understanding of the Puget Sound ecosystem, the threats to its health, and the ways that people can become stewards of the Sound's future. People For Puget Sound will recruit volunteers as part of the site programming and stewardship, and will work as a partner with the Seattle Department of Parks and Recreation and other partners to ensure that the site becomes a home for top-quality, public-oriented recreational, historic, cultural and conservation programs.

Additionally, this application is being submitted in conjunction with Historic Seattle. Historic Seattle is 501(c)(3) organization whose mission is to educate, advocate and preserve the architectural past for the benefit of the future.

Founded in 1974, Historic Seattle is the only non-profit membership organization dedicated to the preservation of Seattle and King County's architectural legacy. As both a public development authority and charitable foundation, Historic Seattle is a major advocate for, and participant in, the thoughtful and meaningful preservation and rehabilitation of historic buildings, landscapes, and architectural artifacts. In addition, it develops and delivers educational programs designed to raise awareness of our vibrant architectural heritage.

Historic Seattle will help assure that the architectural and structural integrity of the Light Station is maintained. Their participation will help assure that the other buildings can be developed and maintained in a sensitive manner, meeting the highest standards of good preservation practices.

- Historic Seattle has qualified and expert advisors for preservation activities:

Historic Seattle is willing and qualified to provide assessment, project management, owner representation, and other services to assure that planned work is in conformance with good preservation practices.

Integral to the transfer and preservation activities is the determination of local landmark status. The property will be nominated as a City of Seattle Landmark. Historic Seattle is prepared to review and prepare the nomination. The cost of the preparation of the nomination will be addressed in the unexpected circumstances endowment fund to bring the property up to optimal condition and to maintain it in that condition.

Until such time as the property is considered for Landmark nomination, Historic Seattle would review proposed plans for use and alteration to determine conformance with accepted preservation practices and assure that all work is done in a sensitive manner and meets the highest preservation standards.

- Historic Seattle has qualified and expert advisors for assessment of property repair and restoration:

Historic Seattle will participate in the development of a long-range maintenance plan and provide annual assessments of the buildings. The annual maintenance assessment will review and update the repair and restoration plan is an important and necessary part of the ownership program for this facility. Historic Seattle will annually conduct or as needed, assessments of the site if changes of use at the site are proposed, and address the impact or anticipated impacts of the uses.

The Seattle Department of Parks and Recreation is already partnering with the Burke Museum of Natural History of the University of Washington and their Tribal Oversight Committee (TOC). The TOC is made up of representatives of the Burke Museum, King County (which owns the site), and the Suquamish, Muckleshoot and Tulalip tribes. They have funding to do educational programs and install interpretive signs highlighting the archeological significance of Discovery Park with early Native American settlements in the area.

Appendix H: Insurance Binder and certificate for the property

Appendix I: Resolution/Certification of Authority to Acquire Property

Appendix J: Letters of Support

Exhibit II: Environmental Questionnaire

1. Please describe the specific property that will be directly affected in terms of its current use and proposed use. If the land is in a natural state, please provide a brief description with respect to plant and animal life.

The property proposed for use by the Seattle Department of Parks and Recreation is the West Point Light Station and its surrounding grounds. These are located on West Point which is situated on the shores of Puget Sound north of downtown Seattle, Washington. West Point actually demarcates the north end of Elliott Bay. Downtown Seattle is at the head of Elliott Bay. Alki Point demarcates the south end of Elliott Bay. On either side of the Light Station property are beaches known as the north and south beaches of Discovery Park. Discovery Park is the property of the Seattle Department of Parks and Recreation.

The Light Station and surrounding environs make up approx 2.0 acres on the point. The actual light station property is comprised of the light station, a storage shed adjacent to the light station building, a 100-foot expanse of lawn, two houses surrounded by lawn, another expanse of lawn, and the garage building. A National Oceanic and Atmospheric Administration Weather Station and an aid to navigation radar tower are located within the property. The entire property is surrounded by a 4-foot high cyclone fence.

Currently, the West Point Light Station is operating and the surrounding ground that is proposed for use is uninhabited. It has been vacant since Fall 2002. The radar tower is in operation. The tower will be retained by the Coast Guard. The Weather Station will also remain. It is proposed that the Seattle Department of Parks and Recreation take over the light station and the two houses and garage. The proposed use by the Seattle Department of Parks and Recreation is to incorporate this area into Discovery Park. There will be educational programs on site and the buildings will be open to the public when park staff is present. There will be tours of the light station and the other buildings will be used for classroom space, exhibit space, and storage.

Presently, the land is made up of lawn, some ornamental plants, and invasive non-native plants such as Himalayan blackberry. There are several native trees scattered throughout the property, i.e. willow sp. and shore pines. In the proposed use by the Seattle Department of Parks and Recreation, the grounds will be planted with native maritime plants and will also have interpretive panels placed at various sites. The native trees already present will remain.

The lawn and non-native plants support White-crowned Sparrows, House Sparrows, European Starlings, Savannah Sparrows, House Finches, American Crows, and American Goldfinches. With the proposed use of planting a demonstration native plant garden it is envisioned that this area will support a larger population of migratory birds and butterflies such as Red Admirals, Tiger Swallowtails, Sulphur Blues, and Milbert's Tortoiseshells.

2. Describe the surrounding area. Is it primarily residential, industrial, agricultural, etc.? Is the property in a rural, urban, or suburban area? Has the area been formally zoned for specific uses? Please provide a map of the immediate area covering approximately one square mile.

The area surrounding the West Point Light Station is Discovery Park. Discovery Park is a city park within the Seattle Department of Parks and Recreation system. Discovery Park is 553 acres. Within that acreage are large tracts of forest, two miles of Puget Sound beaches (on the north and south sides of the proposed property), a human-made meadow area with sand dunes and beautiful views of Puget Sound, the Olympic Mountains, and the West Point Light Station, and freshwater wetlands and streams. The primary purpose of Discovery Park as stated in the Master Plan is “to provide an open space of quiet and tranquility for the citizens of this city – a sanctuary where they might escape the turmoil of the city and enjoy the rejuvenation which quiet and solitude and an intimate contact with nature can bring.”* Adhering to the primary function of the park, there is a staff of naturalists that conducts interpretive programs for people around the region. Topics of these programs range from spiders, to intertidal explorations, to bird walks, to native plant walks. Annual visitation at Discovery Park is approximately 150,000 people. Through our education programs and visitation to the Environmental Learning Center, park staff has face to face contact with approximately 75,000 people annually.

Several agencies retain property within Discovery Park. The Federal Aviation Administration has a radar tower within the park. The Navy maintains three different tracts of military housing within the park. The United Indians of All Tribes Foundation leases property from the City of Seattle within the park. Recently, the Army vacated an area they owned within the park. That property was then turned over to the City of Seattle and is now part of the park. Finally, the King County Wastewater Treatment Facility is located within the park and is adjacent to the light station property. It is surrounded by a wall that is planted with native plants to screen it from the public view.

The peninsula that is Discovery Park sits in Seattle’s Magnolia neighborhood. This area is located five miles from downtown Seattle, and it is considered an urban, primarily residential, neighborhood. According to the Seattle Department of Construction and Land Use, the area around the West Point Light Station is zoned single-family housing with other permitted uses.

See Appendix A for maps of surrounding area.

3. If the proposed action is in a floodplain or affects a floodplain, please list all pertinent restrictions (with citations) on land use under Federal, State, and local laws and regulations, and any actions applicant proposes to mitigate foreseeable adverse effects.

The West Point Light Station is not on a floodplain therefore, none of the proposed actions will affect a floodplain.

4. Will the proposed action directly or indirectly affect a wetland? Please list any pertinent Federal, State and local wetland regulations and any actions applicant proposes to mitigate foreseeable adverse effects.

The Seattle Department of Parks and Recreation proposes to continue operation of the West Point Light Station along with opening the station to the public at designated times and conducting education programs on the site in existing facilities with no material expansion or alteration of any structure envisioned. The only alteration of the site may be to take out the lawn and put in native plants. The wetland in the area is the shoreline of Puget Sound which is outside the grounds of the site and protected by riprap. Therefore, it is envisioned that no action will directly or indirectly affect any wetland in the area.

5. Will the proposed action have a direct or indirect effect on any Federally or State-listed endangered species? If so, please describe any impacts as well as any actions applicant proposes in order to mitigate foreseeable adverse effects.

There are no foreseeable adverse effects to the actions proposed for the light station by Discovery Park or the Seattle Department of Parks and Recreation. The Seattle Department of Parks and Recreation proposes to continue operation of the West Point Light Station along with opening the station to the public at designated times and conducting education programs on the site in existing facilities with no material expansion or alteration of any structure envisioned. The only alteration of the site may be to take out the lawn and put in native plants. The planting of native plants may directly or indirectly have a positive effect on an endangered species unknown at this time. The positive effect would be to create more habitats for all wildlife in the area.

6. Is it reasonable foreseeable that the proposed activity will have a direct or indirect effect on natural resources, land uses, or water uses in the coastal zone? If so, describe how the applicant will comply with the State's enforceable and mandatory coastal zone policies. Please describe any impacts as well as any actions applicant proposes in order to mitigate foreseeable adverse effects.

The Seattle Department of Parks and Recreation proposes to continue operation of the West Point Light Station along with opening the station to the public at designated times and conducting education programs on the site in existing facilities with no material expansion or alteration of any structure envisioned. The only alteration of the site may be to take out the lawn and put in native plants. The lawn is not considered in the coastal zone as it is at least 100 feet back from the coast and behind a wall of riprap on both sides. Therefore, no effect directly or indirectly is envisioned for any of the natural resources or land or water uses in the coastal zone.

7. Approximately how many visitors will be introduced to the area on a daily basis during operations? Approximately how many vehicles will be introduced into the area on a daily basis as a result of the operation of the facility? Will there be any identifiable increased traffic in the surrounding area as result of the proposed use of the property?

The Seattle Department of Parks and Recreation currently owns and uses the area surrounding the West Point Light Station. Discovery Park is an urban open space park that surrounds the light station. There is a full-time education staff housed at Discovery Park. Discovery Park has conducted education programs in the area surrounding the light station since the 1970s. There are daily school programs and summer camp programs conducted on the beaches in the spring and summer just outside the lighthouse. Approximately 120 students attend beach programs three times per week every other week in the spring and summer. In addition, programs are conducted on the weekends for the general public. Approximately 50 people attend these programs. Winter and fall visitation to this area is approximately 20 people per day on the weekends and 10 people daily during the week. The Department estimates that visitation will increase by 25% when the light station is in operation and when education programs are happening. This increase would result from the increased programming occurring at those times.

Currently, vehicle traffic is restricted through the park. Vehicle access to the light station area is limited to three different populations. The first group is those people who cannot walk the 1.5 miles to the beach: specifically people with children under 5, people over 62, or with some physical reason that they cannot make the trip. The second group is vehicles going to the King County Wastewater Treatment Facility. The third group is those people doing a program with Discovery Park staff. The first and third groups are given a permit to drive their vehicles through the park and down to the beach. In addition, Discovery Park runs a shuttle service on the weekends in the summer for the public to get from the Discovery Park Environmental Learning Center to the beach area and back for a small fee.

The Seattle Department of Parks and Recreation does not foresee changing this policy with the operation of the light station and the education programs. It is estimated that vehicle traffic will increase by 10% due to staff driving down to the grounds. Discovery Park will continue to limit vehicle traffic by providing shuttle service from three other parking lots down to the light station for those attending programs. Those wanting to tour the light station will continue to walk or get permits if they are unable to walk. In addition, Discovery Park will continue to run a shuttle service on the weekends in the summer from the Discovery Park Environmental Learning Center to the light station and back.

8. How much water will the applicant use on the property in a normal day? What system will provide the water? What system will provide the water (name and address of system)? How much sewage will the applicant generate on a daily basis? Will the sewage be handled by a sewage treatment facility? If so, please provide the name and address of the system.

The Seattle Department of Parks and Recreation proposes to use this property for public education programs. The use of water would be limited to flushing toilets, washing hands, and food preparation. A washer and dryer may also be sited on the premises for occasional use. Based on formulas obtained from Seattle Public Utilities, the estimated daily water usage is 250 gallons per day. The Seattle Public Utilities provides the water. The address of the system is Seattle Public Utilities, 700 Fifth Ave, Key Tower, 49th floor, Seattle, WA. 98104.

The sewage generated on a daily basis will be 230 gallons. This will be handled by the King County Wastewater Treatment Facility located at 1400 Utah West, Seattle, WA 98199. It is adjacent to the West Point Light Station.

9. Will the proposed use of the property likely result in the use, storage, release and/or disposal of toxic, hazardous, or radioactive materials, or in the exposure of people to those materials? If so, please describe these proposed activities.

The Seattle Department of Parks and Recreation proposes to use this property for educational purposes. There will be no use, storage, release and/or disposal of toxic, hazardous, or radioactive materials on the site. The understanding is that there is lead paint on the property. The Seattle Department of Parks and Recreation will take the necessary measures to ensure no public is exposed to this material.

10. Will the proposed use of the property destroy or decrease access to any known or potential archeological sites? If so, please describe any impacts as well as any actions applicant proposes in order to mitigate foreseeable adverse effects.

The Seattle Department of Parks and Recreation's proposed use of the West Point Light Station includes use of the existing structures and site at the West Point Light Station with no material expansion or alteration to the structures. There will be alteration in the site in that a planned use is to turn the lawn into a native plant demonstration garden. To do that some digging will be needed, but only at the surface level to remove the turf. Therefore, it is not anticipated that any archeological sites will be disturbed. If there were any artifacts discovered, however, the Seattle Department of Parks and Recreation would immediately contact the State Office of Archaeology. In addition, the Seattle Department of Parks and Recreation's planned use of the site is to open it up to public use so access will be increased, not decreased. Finally, the Seattle Department of Parks and Recreation is working with the Burke Museum and a tribal oversight committee to plan exhibits, programs and interpretive panels on the historic use of the site so any archaeological information will be made accessible to the public.

11. Will the proposed use of the property violate or require a variance from any federal, Tribal, State or local laws pertaining to the visual environment, odors, public health, and noise? If so, please describe any impacts as well as any actions applicant proposes in order to mitigate foreseeable adverse effects.

The Seattle Department of Parks and Recreation proposes to use the West Point Light Station for educational and cultural purposes with no alteration of the structures. The only alteration to the site will be to turn the lawn into a demonstration native plant garden with paths open to the public. Therefore, this proposed use will not violate or require any variance from any Federal, Tribal, State or local laws pertaining to the visual environment, odors, public health, or noise.

12. Will the proposed use of the property violate or require a variance from any Federal, Tribal, State or local laws pertaining to land, air or water pollution or land use? If so, please describe any impacts as well as any actions applicant proposes in order to mitigate foreseeable adverse effects.

The Seattle Department of Parks and Recreation proposes to use the West Point Light Station property for educational and cultural purposes with no alteration of any structures. The only site alteration would be to replace the lawn with a native plant garden. That activity would not take place on any shoreline or in any intertidal area. Therefore, no violation of any Federal, Tribal, State, or local laws pertaining to land, air or water pollution or land use is foreseen.

* From *Fort Lawton Park Plan* prepared by Dan Kiley and Partners, copyright 1972. Published by the City of Seattle, Seattle, Washington.

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